



VG-364-2021-202100352875

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100352875 ✓

Real Property Recordings

Recorded On: November 24, 2021 10:51 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100352875
Receipt Number: 20211124000453
Recorded Date/Time: November 24, 2021 10:51 AM
User: Destinee C
Station: CC41

Record and Return To:

LAKEWOOD PARK ESTATES HOMEOWNERS
ASSOCIATION
5204 VILLAGE CREEK, SUITE 202

PLANO TX 75093



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR LAKEWOOD PARK ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the above-referenced property owners' association hereby records this Management Certificate.

- 1) Name of the Subdivision: Lakewood Park
- 2) Name of the Association: Lakewood Park Estates Homeowners Association, Inc
- 3) Recording Data for the Subdivision: Document #199400217060, Volume 94021, Page 1113
Deed Records, Dallas County, Texas
- 4) Recording Data for the Declaration: Document #199400217060, Volume 94021, Page 1113
First Amendment Document #200503617060
Deed Records, Dallas County, Texas
- 5) Name & Address of the Association: Lakewood Park Estates Homeowners Association, Inc
c/o Veracity, Inc.
5204 Village Creek, Suite 202
Plano, TX 75093
- 6) Name, Address and Contact Information
for the Association and Managing Agent: Veracity, Inc.
5204 Village Creek, Suite 202
Plano, TX 75093
214-368-3388
coordinator@veracityinc.com
Orders: www.homewisedocs.com
- 7) Website address for Association: <https://veracityinc.com/lakewoodparkestateshoa/>
- 8) Fee(s) related to property transfer: Resale Package - \$375.00
Statement of Account - \$152.00
Compliance Inspection Form - \$156.00
HomeWise (third party fee) - \$23.00 per request
Resale Package, Statement & Compliance - \$604.00
Update fee, 1-14 days - \$35.00
Update fee, 15-45 days - \$50.00
Update fee, 46-90 days - \$80.00
Administrative transfer fee - \$200.00
Rush fee (1 business day) - \$150.00
Rush fee (3 business days) - \$125.00
Rush fee (5 business days) - \$100.00
Working capital contribution – two quarterly assessments

WITNESS MY HAND this 24TH day of November, 2021.

Victor Bosnich

Victor Bosnich, Managing Agent

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on this 24th day November, 2021, by Victor Bosnich, for Lakewood Park Estates Homeowners Association, Inc.

Jody Anne Blanton
Notary Public in and for the State of Texas

